

VICINITY MAP (N.T.S.)

**Note 'A'**  
This property is located in Zone 'X' (minimal flood risk) and is not within a Special Flood Hazard Area  
FIRM # 3720262800J  
Panel # 2628  
Effective Date: 12/02/2005

**Note 'B'**  
Site Plan requested on 11/22/2024

**Note 'C'**  
All distances are horizontal ground unless otherwise stated

**Note 'D'**  
All areas computed by coordinate method

**Note 'E'**  
The parcel(s) shown hereon are subject to any and all easements, rights of way and restrictions of record

**Note 'F'**  
Underground utilities were not considered on this survey

N/F  
JOHNSON, SHEILA  
CRUMPLER LIFE ESTATE  
PARRISH, ALLISON  
JOHNSON REMAINDER  
PIN: 262800-42-8271  
DB: 03961, PG: 0401

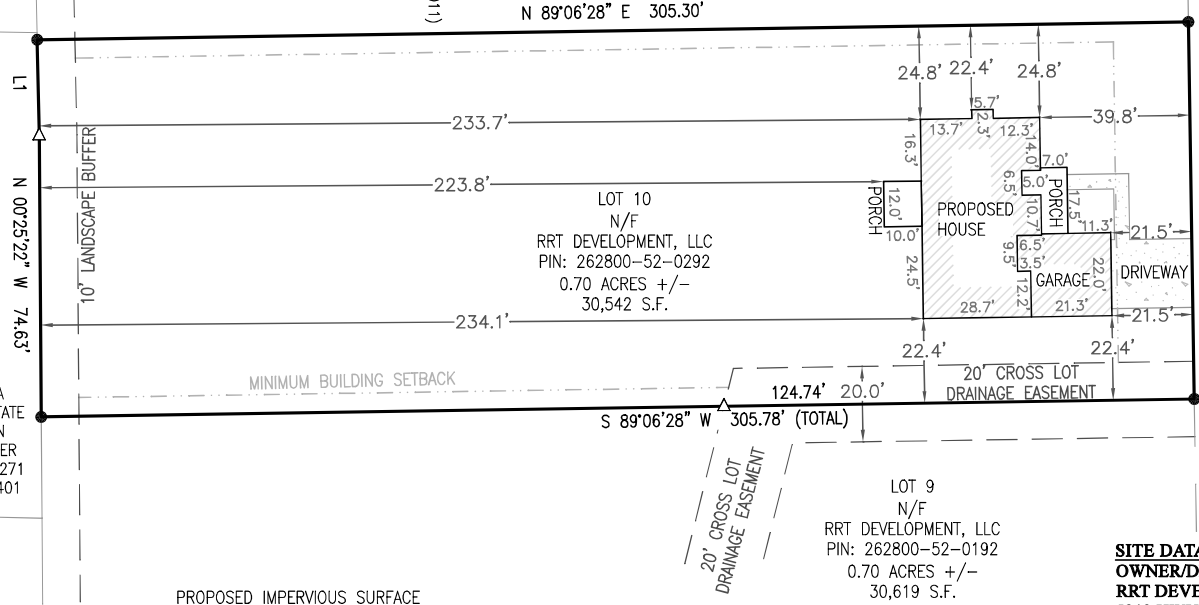
*Plot Plan Survey for:*  
**Neuse River Homes LLC**

of:  
Lot 10 Honaker Farms Subdivision  
Selma TWSP, Johnston County, North Carolina  
*Being the Property Located at:*  
183 Tee Drive, Selma

**LEGEND**

- EXISTING IRON ROD
- EXISTING IRON PIPE
- △ CALCULATED/SET POINT
- BOUNDARY LINE
- - - ADJOINER LINE
- · - · - BASEMENT LINE
- · - - · - BUILDING SETBACK LINE

LINE	BEARING	DISTANCE
L1	N 01°11'08" W	25.37'



LOT 11  
N/F  
RRT DEVELOPMENT, LLC  
PIN: 262800-52-0392  
0.70 ACRES +/-  
30,556 S.F.

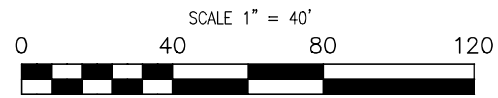
N 89°06'28" E 305.30'

LOT 10  
N/F  
RRT DEVELOPMENT, LLC  
PIN: 262800-52-0292  
0.70 ACRES +/-  
30,542 S.F.

LOT 9  
N/F  
RRT DEVELOPMENT, LLC  
PIN: 262800-52-0192  
0.70 ACRES +/-  
30,619 S.F.

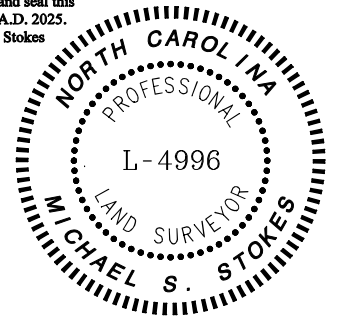
PROPOSED IMPERVIOUS SURFACE

HOUSE/GARAGE:	2,057 S.F.
FRONT PORCH:	155 S.F.
REAR PORCH:	120 S.F.
DRIVE/WALK:	512 S.F.
<b>TOTAL:</b>	<b>2,844 S.F. (9.31%)</b>



I, Michael S. Stokes, Professional Land Surveyor certify that this survey complies with the North Carolina Standards of Practice for Surveying Section 1600; that this is a class A survey, meeting the criteria of precision greater than 1:10,000; that conventional field procedure with (References shown hereon) was utilized; that all units are U.S. Survey Feet unless otherwise stated; that all distances are ground distances unless otherwise stated. Any Easements, gaps, lappages, or encroachments are shown on this survey; that all areas were computed by coordinate method. This survey is not to be recorded without written permission from the surveyor. This map remains the property of the surveyor and is to be used only for conveyance of this lot by the person(s) shown on this map.

Witness my original signature, registration number and seal this 2nd day of January, A.D. 2025.  
Surveyor: Michael S Stokes  
License # L-4996



**TEE DRIVE**  
60' PUBLIC R/W

**SETBACKS:**

MINIMUM FRONT:	20'
MINIMUM SIDE YARD:	5'
MINIMUM STREET SIDE:	20'
MINIMUM REAR YARD:	5'
MAX. BUILDING HEIGHT:	35'
MAX. IMPERVIOUS:	6,300 SF.
NUMBER OF LOTS:	46
AREA IN LOTS:	44.59 AC
AREA IN OPEN SPACE:	16.37 AC
AREA IN STREET R/W:	3.56 AC
AREA TOTAL:	64.52 AC

**REFERENCES:**  
PB 102 PG 286  
DB 6613 PG 718

**SITE DATA**  
OWNER/DEVELOPER:  
RRT DEVELOPMENT, LLC.  
5212 HWY 70 BUSINESS  
CLAYTON, N.C. 27520  
SITE ADDRESS:  
BAILEY-BOYKIN ROAD  
MICRO, N.C. 27576  
TAG # 10N07004D  
PIN # 262800-52-5003  
DB 6566 PAGE 587  
ZONING: AR

**STOKES**  
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